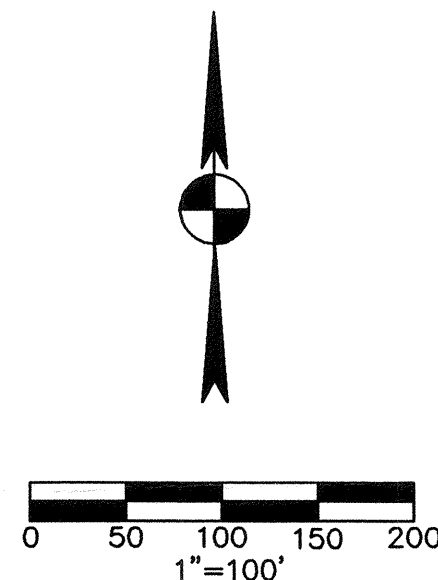


VICINITY MAP
N.T.S.

T 5076
T 5077

LEGEND
▲ CALCULATED POINT
☆ LIGHT POLE
● BENCHMARK
OPEN TREES
TREELINE

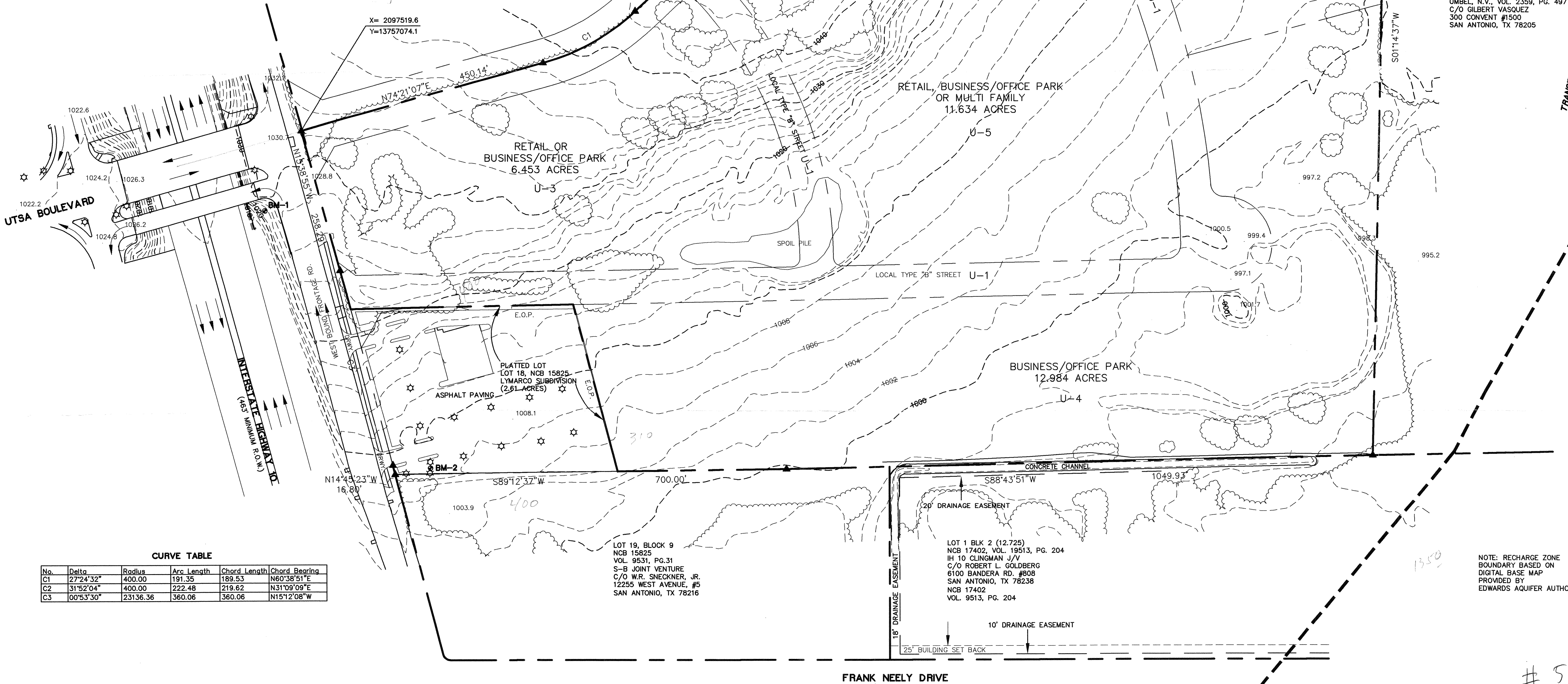


BENCHMARKS

BM-1 --- P.K. NAIL IN CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF THE UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10. ELEV.=1028.44'

BM-2 --- P.K. NAIL IN ASPHALT PARKING LOT OF RED McCOMBS CAR DEALERSHIP ±500' SOUTH OF THE UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10. P.K. NAIL IS AT THE NORTH END OF THE FIRST STRIPED ISLAND INSIDE OF THE SOUTHERNMOST DRIVEWAY. ELEV.=1008.11'

ELEVATION DATUM IS GPS-DERIVED HEIGHTS TIED TO TXDOT CONTROL MONUMENT "SARRP".



CURVE TABLE				
No.	Delta	Radius	Arc Length	Chord Length
C1	27°24'32"	400.00	191.35	169.53
C2	31°52'04"	400.00	222.48	219.62
C3	00°53'30"	23136.36	360.06	360.06

LOT 19, BLOCK 9
NCB 15825
VOL. 9531, PG. 31
S-B JOINT VENTURE
C/O W.R. SNEOKNER, JR.
12255 WEST AVENUE, #5
SAN ANTONIO, TX 78216

LOT 1 BLK 2 (12.725)
NCB 17402, VOL. 19513, PG. 204
IH 10 CLINGMAN J/V
C/O ROBERT L. GOLDBERG
6100 BANDERA RD. #808
SAN ANTONIO, TX 78238
NCB 17402
VOL. 9513, PG. 204

NOTE: RECHARGE ZONE
BOUNDARY BASED ON
DIGITAL BASE MAP
PROVIDED BY
EDWARDS AQUIFER AUTHORITY

UNPLATTED
UMBEL, N.V., VOL. 2359, PG. 497
C/O GILBERT VASQUEZ
300 CONVENT #1500
SAN ANTONIO, TX 78205

UNPLATTED
UMBEL, N.V., VOL. 2359, PG. 497
C/O GILBERT VASQUEZ
300 CONVENT #1500
SAN ANTONIO, TX 78205

UNPLATTED
UMBEL, N.V., VOL. 2359, PG. 497
C/O GILBERT VASQUEZ
300 CONVENT #1500
SAN ANTONIO, TX 78205

PLAN HAS BEEN ACCEPTED BY
COSA

October 2, 1999
(number)

If no plats are filed, plan will
expire on May 2, 1999
1st plat filed on

Bury+Pitman
Consulting Engineers and Surveyors
San Antonio, Texas Tel 210/525-9090 Fax 210/525-0529
©Copyright 1997 Bury+Pitman-SA, Inc.

P.O.A.D.P.
LONE STAR BUSINESS PARK
SOUTHEAST CORNER OF IH 10 AND UTSA BLVD.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DEVELOPER
KOONTZ / Mc COMBS LLC.
200 CONCORD PLAZA DRIVE, #525
SAN ANTONIO, TEXAS

Scale: 1"=100' Date: 09/29/97
Book:
Drawn by: PTR
File: G:\036\01\36SITE1.DWG
Approved by: PTR
Project No.: 50036-01.94

SHEET
1
OF 1

591

Long Stem Broom D 1

Bury + Pittman, Inc.

330 San Pedro St 130

San Antonio, Texas 78216

(310) 525-0000

Unknown

03/1

Yes ☒ No ☐

Yes ☒ No ☐

69

E
11/2
MM
PM
7/15

333

$$\begin{array}{r} .225 \\ 071 \end{array}$$

Work No. 10 - 1 thru 6

No

No

If you have any questions please call 1-800-368-6868

Fax: (310) 525-9520

PAGE 1 OF 2



CITY OF SAN ANTONIO

October 31, 1997

Larry G. Heimer
Bury & Pittman, Inc.
7330 San Pedro, Suite 130
San Antonio, TX 78216

Re: Lone Star Business Park

POADP # 591

Dear Mr. Heimer:

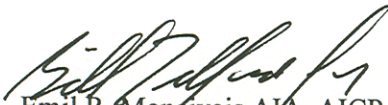
The City Staff Development Review Committee has reviewed Lone Star Business Park Subdivision Preliminary Overall Area Development Plan # 591. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- UTSA is a Secondary Type A Major Thoroughfare, and will require a total of 86' of ROW.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,


Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9.1.97
FROM: Elizabeth Carol, Planner II; Planning Department
ITEM NAME: Lone Star Business Park FILE # NONE
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

RECEIVED
97 SEP -8 AM 8:08
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Drainage Easements will be require
and will be address during the platting
process.

Burt Rubio RJA Sen. Eng. Tech 9-2-97
Signature Title Date

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Lone Star Business Park
 Location: 1410 West @ UTSA Blvd.
 Applicant: Koontz / McCombs, L.L.C.
 Address: 200 Concord Plaza, Suite 525 Phone Number: 826-2600 ☐ Owner or ☒ Agent

Permit Type (check one):

☐ Zoning ☒ POADP ☐ Plat ☐ Bldg Permit ☐ Other: _____

BOX A (ORIGINAL TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

BOX B (ORIGINAL TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
<u>Business Park</u>	<u>47.39</u>			<u>Wkday AM</u>	<u>20.14</u>	<u>954</u>	ITE Code: <u>770</u> other:

*specify: _____

BOX C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

_____ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
 _____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
 _____ The traffic impact analysis has been waived for the following reason(s):

Reviewed by: _____

Date: _____

NOTE: GFA = Gross Floor Area (bldg size) ITE = Institute of Transportation Engineers, Trip Generation, 5th Edition, 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-0050

END



Texas Department

P.O. BOX 29928 • SAN ANTONIO, TX 78228-0928

Sep 26 '97 15:18	P.01
Post-it® Fax Note 7671	Date 9/26/97 pages 2
To Elizabeth Carol	From Jesse Hayes
Co./Dept CSA PLANNING	Co. TxDOT
Phone #	Phone # 615 5860
Fax # 207 4441	Fax #

September 26, 1997

P.O.A.D.P. REVIEW

Lone Star Business Park

Located on IH 10 at U.T.S.A. Boulevard

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' ROW flares will be required at the intersection of the planned local type "B" street and the IH 10 frontage road and at the intersection of the planned UTSA Boulevard extension and the IH 10 frontage road.

Access Limits/Restrictions

The property identified as Tract 1 (2.61 acres) is eligible for one access point to the IH 10 frontage Road. All access to the property identified as Tract 8 (2.45) acres shall be from the planned local type "B" street and the planned UTSA Boulevard extension. Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer